

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

FEBRUARY 28, 2002

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **BDR2001-0145 - SW 170TH AVENUE & BASELINE ROAD APARTMENTS**

(Continued from February 14, 2002)

Applicant requests Design Review approval to construct a 120-unit apartment complex. The proposal will include the construction of twenty buildings, an access road, lighting, and associated landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at on 16880 SW Baseline Road; Washington County Assessor's Map 1S1-16DA on Tax Lot 500. The affected parcel is zoned Station Community – Mixed Use (SC-MU) and are approximately a total of 3.4 acres in size.

2. **BDR2001-0196 - HENRY STREET EXTENSION PROJECT**

(Continued from February 14, 2002)

The applicant requests Design Review approval for the extension of the SW Henry Street right-of-way between SW Cedar Hills Boulevard and SW Rose Biggi Avenue. The Board of Design Review, during a public hearing, will review the overall design of this request including landscaping, street layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located at 4220 and 4250 SW Cedar Hills Boulevard between SW Cedar Hills Boulevard and Rose Biggi Avenue; Washington County Assessor's Map 1S1-16AA on Tax Lots 1401, 1700 and 7100. The affected area is zoned Regional Center – Transit Oriented (RC-TO) and is approximately 0.70 acres in size.

NEW BUSINESS

PUBLIC HEARING

1. **INTERSECTION IMPROVEMENTS FOR SW 125TH AVENUE AT BROCKMAN STREET/GREENWAY DRIVE**

The following land use application has been submitted for safety improvements for the intersection at SW 125th Avenue, SW Brockman Road and SW Greenway Drive, and additional improvements on Chelan Place, Oxbow Terrace and Rebecca Lane. The development site is located on SW Brockman Road from SW Sorrento Avenue east to intersection with SW 125th Avenue; SW Greenway from SW 125th Avenue intersection east to

SW Downing Drive; SW 125th Avenue from intersection with SW Greenway/Brockman Road south approximately 300-feet; SW Chelan Place approximately 78-feet from SW Greenway; SW Oxbow Terrace approximately 156-feet from SW Greenway; SW Rebecca Lane approximately 20-feet east from SW Oxbow Terrace. The site can be specifically identified on Washington County Assessor's Maps 1S1-27CB; 1S1-28AD; 1S1-28BC; 1S1-28DA. The site is zoned for Residential Land Uses: Single Family R-7 and Multi-Family R-3.5.

BDR2001-0204: Type III Design Review

Request for Design Review approval for safety improvements for the intersection at SW 125th Avenue, SW Brockman Road and SW Greenway Drive, and additional improvements on Chelan Place, Oxbow Terrace and Rebecca Lane. It is the projects intent to address safety and traffic improvements, while minimizing property impacts and improving neighborhood access. The proposed improvements include:

- ?? Left turn lane on Brockman Road, Greenway Drive and SW 125th Avenue.
- ?? A modified traffic signal.
- ?? Re-grading of Brockman Road just west of the intersection to lower (reduce slope) and improve visibility.
- ?? On-street bike lanes.
- ?? Sidewalks (except on the north side of SW Greenway from Oxbow Terrace to the east end of project improvements).
- ?? Landscape planter strips between the sidewalk and pavement.
- ?? Retaining walls in various locations to minimize impacts to adjacent properties.
- ?? One travel lane in each direction.
- ?? SW Greenway will be super-elevated (banked) and the centerline realigned to improve safety and visibility.
- ?? Eastbound travel lane on SW Greenway Drive will be wider than the City's minimum standard to allow through-traffic to keep moving through the intersection to accommodate left turns onto Oxbow Terrace.

This request will be reviewed by the Board of Design Review through a public hearing. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

APPROVAL OF MINUTES FOR JANUARY 24, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS

WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE.
TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.